

CHARLOTTE COUNTY PLANNING AND ZONING BOARD
Administration Center, 18500 Murdock Circle, Room 119,
Port Charlotte, Florida
Minutes of Regular Meeting
October 21, 2013 @ 1:30 p.m.

Call to Order

Chair Hess called the meeting to order at 1:30 p.m. and upon the Secretary calling the roll, it was noted a quorum was present.

Roll Call

PRESENT

Paula Hess

John Mahshie
Paul Bigness

ABSENT

Michael Gravesen
Stephen Vieira

ATTENDING

Ty Harris, Assistant County Attorney
Gayle Moore, Recording Secretary

APPROVAL OF MINUTES

The minutes of September 9, 2013 were approved as circulated.

ANNOUNCEMENTS

Upon the oath being administered, the meeting commenced.

PETITIONS

PP-07-05-09

Quasi-judicial

Commission District IV

SRQ 999 Partners, LLC is requesting a Plat Transfer for the plat of Gramercy Street Development, formerly approved for Quality Homes of Port Charlotte, Inc. They are also requesting a two-year extension to the Preliminary Plat approval. The Preliminary Plat was approved by the Board of County Commissioners on August 21, 2007. The Planning and Zoning Board granted a one-year extension on July 13, 2009, a one-year extension on October 11, 2010, and a two-year extension on September 12, 2011. The subdivision, consisting of fourteen (14) cluster housing lots on 4.66 acres, more or less, is in Section 15, Township 40, Range 21, located on the east side of Gramercy Street, west of Crestwood Waterway, and north of El Jobean Road in Commission District IV.

Staff Presentation

Steven Ellis, Planner II, presented the petition requesting a two-year extension of the Plat with a recommendation of Approval, based on the reasons stated in the staff report dated August 22, 2013. He noted that the request also included a transfer from the original applicants to the new owners. The applicant's basis for the extension is that the overall economic situation remains unfavorable for proceeding with this development.

Minutes of Regular Meeting Continued

October 21, 2013 @ 1:30 P.M.

These minutes have been approved by the Charlotte County Planning and Zoning Board.

Questions for Staff

Mr. Mahshie sought confirmation that the paperwork concerning the transfer is all in good order. Mr. Ellis confirmed, noting that beyond the approval of the extension request, the remainder is merely a real estate transaction.

Applicant's Presentation

None.

Public Input

None.

- **Mr. Mahshie** moved to close the public hearing, second by **Mr. Bigness** with a unanimous vote.

Discussion

Chair Hess noted that the Board can grant the proposed request which does not need to go on to the Board, which the motion should reflect.

Recommendation

Mr. Mashie moved that application PP-07-05-09 requesting a two-year extension and transfer of the Plat of Gramercy Street Development to the new owners, be *Approved*, based on the findings and analysis in the staff report dated August 23, 2013, along with the evidence presented at today's meeting, second by **Mr. Bigness** and carried by a unanimous vote.

There being no further business to come before the Board, meeting was adjourned at [1:32:59 PM](#) 1:33 p.m.

Assistant County Attorney Ty Harris also took the opportunity to introduce **Ms. Elizabeth Nocheck**, the Department's new planner for CRA projects, to the Board.